



The U.S. Consulate in Ciudad Juarez, Mexico, is requesting quotes for ROOF REPAIRCOATING SERVICES as per specifications below. Please send your quote to MaciasG@state.gov no later than August 27th, 2016 at 4:00 pm MT. Your quote must be sent in Excel format.

U.S. vendors must have a DUNS number and SAM account active. Mexican vendors quoting in U.S. Dollars must possess a U.S. Dollar account in Mexico. If you do not have such an account, your quote must be submitted in Mexican Pesos. Any questions regarding this RFQ can be directed to the email address quoted above.

**STATEMENT OF WORK
For
ROOF REPAIR COATING SERVICES**

U.S. Consulate Ciudad Juarez
Paseo De La Victoria
Ciudad Juarez, Mexico

U.S. DEPARTMENT OF STATE

OVERSEAS BUILDING OPERATIONS
Washington DC

ROOF MANAGEMENT PROGRAM

1.0 BACKGROUND AND PURPOSE

- 1.1 The U.S. Consulate in Ciudad Juarez and Overseas Buildings Operations (OBO) have a requirement to coat the 5 ancillary buildings located on the Consulate compound. This roof project requires a qualified Local Roof Contractor to perform roof preparation and apply coatings according to U.S. standard roof industry practices. Materials will be provided by the Consulate.
- 1.2 The total roof area is approximately 4,200 square meters (45,000 square feet), and consists of a granular coated single-ply modified bitumen membrane. The proposed roof coating shall comprised of pressure washing roof membrane, parapet walls and concrete curbs, cleaning the area with a cleaning solvent, leveling ponding areas around drains, and application of an elastomeric membrane with full fabric embedded.

2.0 GENERAL REQUIREMENTS

- 2.1 The Contractor shall provide personnel, equipment, and supervision to complete the services that meet the technical requirements in this Statement of Work (SOW). The Contractor shall be responsible for hiring labor, equipment vendors and shall follow security and safety directives as explained by the Contracting Officer's Representative (COR).
- 2.2 The Contractor shall have no access to the compound outside of the areas designated for the project except with permission by the COR. The Contractor shall address the impact of the consequent disruption and provide for a continuing level of operation of building functions caused by the proposed work.

3.0 SCOPE OF WORK

- 3.1 The Contractor shall be required to prepare reports, quality control schedules and construction costs. These documents shall provide the necessary interfaces, coordination, and communication among the Consulate, OBO, and the Contractor for the delivery of a complete roof project. The work consists of, but is not limited to the following:

3.2 Roof Areas:

1. FAC:	2,680 m ²	28,810 ft ²
2. Utility:	640 m ²	6,880 ft ²
3. Main CAC:	216 m ²	2,322 ft ²
4. Consular CAC:	260 m ²	2,795 ft ²
5. Service CAC:	355 m ²	3,816 ft ²

3.3 Logistics:

1. Access to the FAC roof can be obtained either through a roof hatch or a boom lift. The Utility building has stair access to the roof. The CAC buildings can be accessed with a boom lift.
2. Material storage area is available in the FAC building.
3. Electrical source available.
4. Water source available.

3.4 Materials provided by the Consulate:

1. Elastomeric DynaSHIELD Flashing Grade Cement (white)
2. Elastomeric DynaSHIELD Stain Blocker Base Coat (gray)
3. Polyester Seam Fabric
4. Elastomeric DynaSHIELD Lo-Odor Finish Coat (white)
5. Accessory and Expendable Tools (brushes, rollers, hand cleaner, rags, etc.)
6. ARC Cleaning Solvent
7. ARC Pond-X

3.5 Preparation:

1. Temporarily remove or raise all existing equipment and supports; protect and store during the project; reinstall upon completion. Review with Facilities Manager (FM) and/or COR prior to disconnection. Disconnection and reconnection shall be performed by the Consulate's Facility Staff.
2. Surface preparation is the most critical procedural requirement in paint applied

coating systems.

- a. Areas shall be first scrapped if needed, and then thoroughly washed.
 - b. A pressure washer with a 2,000 psi minimum mechanical spray device shall be used. Remove all loose particles, loose or delaminated paint, oil, grease, laitance, efflorescence, mold, mildew, and other foreign material.
 - c. Repair delaminated or unsound surfaces, and repair cracks with sealant and patching compound in accordance with coating manufacturer's written recommendations.
 - d. Membrane shall be dry before beginning Base Coat, or any other, application.
 - e. Each bucket of elastomeric material (except Flashing Grade Seam Sealer) shall be thoroughly mixed using a heavy duty drill on slow RPM's and a elongated paddle bit that will reach the bottom of the bucket (5 gallon).
 - f. Contractor shall remove debris daily.
3. Areas around drains that have ponding issues will be leveled using the Pond-X material. This product shall be applied as outlined by the manufacturer.

3.6 Base Coat Application:

1. Apply one base coat of Stain Blocker at a rate of 50 square feet per gallon. While the Base Coat is still wet, embed polyester fabric without creases, fish-mouths or bubbles.
2. Fabric side and end laps shall be no less than 100mm (4-inch) overlap
3. Finish this **first coat** process with a second application of Stain Blocker to cover and fully embed the fabric at a rate of 50 square feet per gallon.
4. Allow Base Coat to cure at least 24 hours or longer if necessary. Recoat membrane where there is evidence of fabric or unsealed areas in first coat to assure a Base Coat with no bleed-through of asphalt or other defects due to insufficient sealing.

3.7 Finish Coat Application:

1. Seal all roof penetrations and flashings with Flashing Grade Cement using a trowel. Use polyester fabric around penetrations and to bridge large openings.
2. Apply first finish coat with a brush or roller a thin roll coat to surface to be coated at a rate of 75 sf per gallon. Use brushes best suited for type of material being applied. Use rollers as recommended by manufacturer for material. Allow to cure.
3. Apply second finish coat with a brush or roller a thin roll coat to surface to be coated at a rate of 75 sf per gallon. Use brushes best suited for type of material being applied. Use rollers as recommended by manufacturer for material. Allow to cure.
4. Apply additional coats when topcoats or other conditions show through final coat until cured film is of uniform finish, color, and appearance. Apply finish in pinhole free, continuous membrane. Number of coats and finished coating film thickness required is the same regardless of application method.

3.8 Acceptance:

1. Minimum Three Coat Elastomeric (Base Coat and 2 finishes) Dry Thickness: 36 mil
2. Polyester fabric shall be completely embedded in all locations
3. No evidence of bleed-through of asphalt or other previous coatings.

3.9 Cleaning:

1. Lay drop cloths in areas where coating and finishing is being done to protect exposed metals and other surfaces from dripping materials.
2. Promptly clean off spots of coating, oil, and stains from walls, roof areas, sidewalks, hardware, and other surfaces. Do not allow them to accumulate, dry, or harden.
3. Remove spattered materials by proper methods of washing and scraping, using care not to damage finished surfaces.
4. Upon completion of the work, check finished surfaces, clean off previously undetected spots and stains used in coating and finishing from the building, and leave entire building in clean condition insofar as coating and finishing work is concerned.

4.0 CONTRACT ADMINISTRATION

- 4.1 The U.S. Government does not make representations or warranties of whatsoever kind or nature, either expressed or implied, as to the quality, level of completion, accuracy, extent of compliance with the standards, codes and requirements described or referred to in this SOW, or the extent of coordination between or among the documents provided to the Contractor.
- 4.2 Neither the Consulate's nor OBO's review, approval, or acceptance of, nor payment for the services required under this contract shall be construed to operate as a waiver of any rights under this contract or any cause of action against the Contractor arising out of the performance of this contract.
- 4.3 OBO and/or the Consulate has the right to inspect and test all services called for by the contract, to the extent practicable at all times and places during the term of the contract. OBO may perform quality assurance inspections (QAI) to confirm the work is being performed according to the SOW.

5.0 RESPONSIBILITY OF THE CONTRACTOR

- 5.1 The Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all construction and other services furnished under this contract. The Contractor shall, without additional compensation, correct or revise any errors or deficiencies in its construction and other services.
- 5.2 The Contractor shall identify a Project Manager who shall be responsible for the overall management of this Contract. The Project Manager will be approved by the COR.
- 5.3 The Contractor is responsible for safety and shall comply with all local labor laws, regulations, customs and practices pertaining to labor, safety and similar matters. The Contractor shall promptly report all accidents resulting in lost time, disabling, or fatal injuries to the COR

6.0 CONSTRUCTION REQUIREMENTS

- 6.1 The Contractor shall be responsible for all required materials, equipment and personnel to manage, administer, and supervise the roof project. All workmanship shall be of good quality and performed in a skillful manner as determined by OBO and/or the Consulate.

- 6.2 The Contractor will be permitted to use the area within the roof area for operation of his construction equipment and temporary facilities. The Contractor is responsible for obtaining any additional off compound storage areas if required.
- 6.3 The Contractor shall be responsible for connection of temporary utilities to existing utilities including water and power. All temporary connections to local water and power shall be coordinated with the COR.

7.0 CRITERIA

- 7.1 The Contractor shall perform the roof deck coating project in accordance with U.S. codes and standards. OBO will review and comment on the Contractor's submissions using the following codes and standards:
- National Roofing and Contractors Association, Roofing and Waterproofing Manual
 - International Building Code, to include structural load and roof drainage requirements

8.0 DELIVERABLE SCHEDULE

- 8.1 The Contractor shall commence work under this contract promptly, execute the work diligently, and achieve final completion and acceptance of the roof project including final cleanup of the premises within the contract period specified.
- 8.2 Milestones:
- Roof Construction Period of Performance 50 days from award
 - Final Cleanup Begins 10 days prior to Completion
 - **Total Period of Performance to Completion 60 days**

9.0 SECURITY

- 9.1 This is a non-classified project. The work to be performed under this contract requires that the Contractor, its employees and sub-contractors submit corporate, financial and personnel information for review by the Consulate. Information submitted by the Contractor will not be disclosed beyond the Consulate.

END OF STATEMENT OF WORK